



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **16 Second Street – Determination of Significance**
Tax ID: 160.60-2-5
Case: CAUD 2015-69

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 16 Second Street, Tax Map number 160.60-2-5. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish a vacant residential structure and an outbuilding on the site. The buildings were seized by the bank in foreclosure of the previous owner, and the property is now held by the City. The buildings are structurally stable with minor deterioration in the foundation on the main façade. Several windows are missing in the main building as a result of possible break-ins and/or vandalism. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support this criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

National style folk houses are not rare structures across rural America or upstate New York. This later period National style folk house is embellished with fish-scale shingles, and other minor Queen Anne details. Another interesting feature of this home is the telescoping of additions on the home.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	circa. 1880-1890
Land Use	R-2 Residential District, Building is vacant
Significance	The home was built in the National Folk style, with Queen Anne ornamental features. The exact date of construction for this property is unclear. While Sanborn Maps indicate the building in its current location on the 1918 map, the 1887, 1891, and 1898 maps indicate that properties were constructed in the area and site in question, but do not provide map slides for the properties. Based on this information in conjunction with the period of styles for the building, it is likely that this building was constructed between 1880 and 1890.
Condition	The home and outbuilding were seized in foreclosure. The building is in fair condition with many broken windows as a result of break-ins/vandalism.

E. Photographs



East and north facing façade's. (Oct, 13, 2015)



Main north facing façade. (Oct, 13, 2015)



West facing façade, notice the telescoping additions on the home. (Oct, 13, 2015)